

Unit 4000 N OCEAN DR # 301 - Martinique II

4000 N OCEAN DR # 301 - 4000 N Ocean Dr, Singer Island, FL, Palm Beach 33404

Unit Information

MLS Number:	RX-10978676
Status:	Active
Size:	2,011 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Assigned, Garage - Building, Guest
View:	Ocean
List Price:	\$1,477,000
List PPSF:	\$734
Valuated Price:	\$1,386,000
Valuated PPSF:	\$689

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	220
Number of active listings for rent:	14
Number of active listings for sale:	12
Building inventory for sale:	5%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	0

Building Association Information

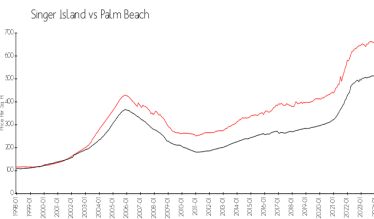
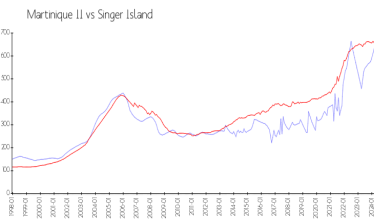
Martinique 2 Owners Association Inc
 4100 N Ocean Drive Apartment 102
 Riviera Beach, FL 33404-2851
 (561) 848-8208

http://www.martiniqueii.com/outside_home.asp

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1201	2,480 sq ft	Jan 2024	\$1,090,000	\$440
601	2,434 sq ft	Dec 2023	\$980,000	\$403
1601	2,535 sq ft	Dec 2023	\$2,025,000	\$799
4	3,350 sq ft	Dec 2023	\$725,000	\$216
WT 103	2,550 sq ft	Nov 2023	\$1,075,000	\$422

Market Information



Martinique II:	\$651/sq. ft.	Singer Island:	\$656/sq. ft.
Singer Island:	\$656/sq. ft.	Palm Beach:	\$468/sq. ft.

Inventory for Sale

Martinique II	5%
Singer Island	4%



Palm Beach

3%

Avg. Time to Close Over Last 12 Months

Martinique II
Singer Island
Palm Beach

44 days
78 days
56 days